

Town of Stanford Planning Board

Special Meeting August 31, 2022

7:30 pm at Town Hall

PRESENT: Thomas Angell, Chris Flynn, Will Moriarty, Ryan Wietz (Planning Board Engineer), Frank Pepe (Town Board Liaison)

ABSENT: Brad Rolston, Patrick Hancock

Meeting begins at 7:33 PM

### PUBLIC HEARING

**Special Use Permit and Site Plan: Millbrook School Faculty Housing: Ken Casamento**  
131 Millbrook School Rd, Millbrook, NY 12545

Mr. Weitz presented. Mr. Weitz said since the last meeting he and his team were able to review the Stormwater Pollution Prevention plan and provide feedback for corrections. Mr. Weitz explained that all the technical components for the review have been addressed and have no further comments on the project. Mr. Weitz then commented that the Planning Board should consider some conditions for approval of the application. Mr. Weitz suggested that tree felling for trees greater than 3 inches in diameter take place only between March 30 and October 1 to mitigate any potential impacts to Indiana bat, no work should take place within the 100 foot NYS DEC wetland buffer, and that the project receive approval from the Dutchess County Department of Health for the water distribution and wastewater treatment systems. Mr. Casamento commented that the Health Department approval is currently pending and that they did not intend to start clearing until at least October 1 anyway. Mr. Angell pointed out that the memo Mr. Weitz provided has the tree felling dates reversed, so that will be corrected. There were no members from the public present requesting presentation on the project. Mr. Moriarty motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty. Motion carried.

### BUSINESS

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Mr. Flynn read Part II of the SEAF. All questions for Part II were answered no, or small impact may occur. Mr. Flynn read Part III of the SEAF, and it was determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Ms. Knickerbocker read the resolution

establishing the Town of Stanford Planning Board as lead agency and determining that the Millbrook School Faculty Housing project is an unlisted action and will not have a significant adverse impact on the environment. The question of the adoption was put to a vote, and upon roll call, the vote was as follows: Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, absent, Mr. Hancock, absent, Mr. Moriarty, yes. The foregoing resolution was thereupon declared duly adopted. Mr. Flynn motioned to approve the special use permit and site plan for the Millbrook Faculty Housing project based on the conditions outlined in the Barton and Loguidice memo dated August 29, 2022. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty. Motion carried. The Head of the Millbrook School spoke to thank the Planning Board.

OTHER

Mr. Flynn motioned to adjourn the meeting. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty. Motion carried.

Meeting adjourned at 7:43 PM

Minutes recorded by Sara Knickerbocker